135.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	816,600	/	816,600
USE VALUE:	816,600	/	816,600
ASSESSED:	816,600	/	816,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREGORIO ANTHONY J
Owner 2:	GREGORIO KATHARINE M
Owner 3:	
Street 1:	9 MORTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETROSKY MATTHEW -
Owner 2:	GAJ MARGARET -
Street 1:	9 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Wood Shingle Exterior and 1659 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7744.000	294,700		521,900	816,600
Total Card	0.178	294,700		521,900	816,600
Total Parcel	0.178	294,700		521,900	816,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.22 | /Parcel: 492.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	86677
GIS Ref	
GIS Ref	
Insp Date	09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,700	0	7,744.	521,900	816,600		Year end	12/23/2021
2021	101	FV	244,500	0	7,744.	521,900	766,400		Year End Roll	12/10/2020
2020	101	FV	244,500	0	7,744.	521,900	766,400	766,400	Year End Roll	12/18/2019
2019	101	FV	234,000	0	7,744.	489,200	723,200	723,200	Year End Roll	1/3/2019
2018	101	FV	234,000	0	7,744.	404,400	638,400	638,400	Year End Roll	12/20/2017
2017	101	FV	234,000	0	7,744.	371,800	605,800	605,800	Year End Roll	1/3/2017
2016	101	FV	234,000	0	7,744.	339,200	573,200	573,200	Year End	1/4/2016
2015	101	FV	216,200	0	7,744.	332,700	548,900	548,900	Year End Roll	12/11/2014

!10489!

PRINT

Date	Time
12/30/21	10:47:48

LAST REV

Date	Time
06/29/21	10:23:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETROSKY MATTHE	77601-339	1	4/26/2021		987,000	No	No		
MURPHY MARY T,	57807-594		11/7/2011		498,687	No	No		
	12523-399		9/18/1973		50,400	No	No		N

USER DEFINED

Prior Id # 1:	86677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2018	778	New Wind	4,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
9/30/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	MM	Mary M
3/31/2009	Inspected	189	PATRIOT
1/29/2009	Measured	372	PATRIOT
11/2/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7744		Sq. Ft.	Site		0	80.	0.84	9									521,859						521,900	

Total AC/HA:	0.17778	Total SF/SM:	7744	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	521,859	Spl Credit		Total:	521,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	96500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358963
Depreciation:	64254
Depreciated Total:	294709

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

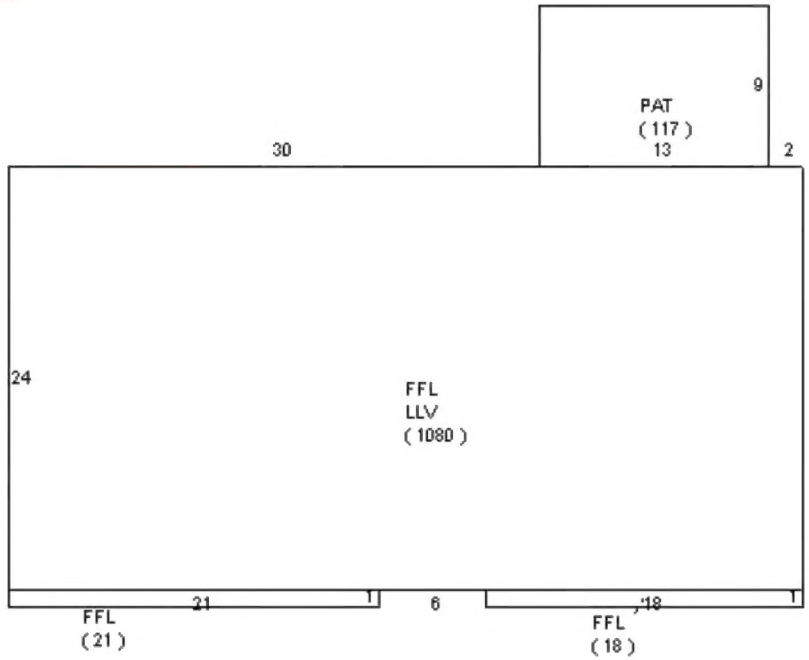
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	127.25
Final Total:	294700	Val/Su SzAd	263.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,119	128.240	143,497
LLV	Lower Level	1,080	79.350	85,694
PAT	Patio	117	5.450	638

Net Sketched Area:	2,316	Total:	229,829
Size Ad	1119	Gross Area	2316	FinArea	1659
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

135.0-0001-0006.0

IMAGE

AssessPro Patriot Properties, Inc